

**NOTICE OF AVAILABILITY (SCH #2017051076)
LANCASTER HEALTH DISTRICT MASTER PLAN
(GENERAL PLAN AMENDMENT NO. 17-03/ZONE CHANGE NO. 17-03)**

DATE: DECEMBER 21, 2020

TO: STATE CLEARINGHOUSE AND INTERESTED PARTIES

FROM: CITY OF LANCASTER DEVELOPMENT SERVICES DEPARTMENT,
COMMUNITY DEVELOPMENT DIVISION *D. Swain*

SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE LANCASTER HEALTH DISTRICT MASTER PLAN
(SCH NO. 2017051076)

NOTICE IS HEREBY GIVEN that pursuant to the requirements of the California Environmental Quality Act (CEQA), the City of Lancaster has completed a Draft Environmental Impact Report (DEIR) for the proposed Lancaster Health District Master Plan (GPA No. 17-03/ZC No. 17-03). Based on the analysis presented in the DEIR, the proposed project would not result in significant and unavoidable adverse impacts to any environmental resource areas with the exception of operational and cumulative air quality impacts. All other environmental effects evaluated in the DEIR are determined to be less than significant, or can be feasibly reduced to less-than-significant levels with incorporation of the mitigation measures provided in the DEIR.

An opportunity will be provided to give oral comments on the DEIR at the City of Lancaster Planning Commission meeting that will be held on January 25, 2021 at 5 p.m. The meeting will be held telephonically in accordance with Governor's Executive Order No. N-29-20. The link to participate in the meeting will be posted on the City's website by 5 p.m. on Friday, January 22, 2021.

A copy of the DEIR and its technical appendices are on file and available to the public during normal working hours at the following location: City of Lancaster Community Development Division – Planning, 44933 Fern Avenue, Lancaster, CA 93534. The DEIR and its technical appendices are also available for review online at the following website: www.cityoflancasterca.org/environmentalreview.

Inquiries regarding the project and/or the DEIR should be directed to Jocelyn Swain, Senior Planner at (661) 723-6249. Written comments must be sent to the City of Lancaster (44933 Fern Avenue, Lancaster, CA 93534), care of Jocelyn Swain or by e-mail to jswain@cityoflancasterca.org.

1. Project Name: Lancaster Health District Master Plan (GPA No. 17-03/ZC No. 17-03)

2. Project Location: The project site encompasses approximately 274.4 acres of land within the central portion of the City. The project site is generally bounded by Avenue J to the north, Avenue K to the south, Kingtree Avenue to the east, and 20th Street West to the west. Specifically, the project site is comprised of the following Assessor Parcel Numbers (APNs): 3123-001-004, 005, 028, 042, 045, 062, 068, 069, 901, 904, 908, 909, 912, 914, 915, 917, 920 to 922; 3123-002-031, 032, 034, 047, 050, 051, 059 thru 066, 903, 907, 909; 3123-003-086 thru 089, 094 thru 101; 3123-004-024, 027, 037, 038, 040, 042, 045 thru 048, 903, 904, 907 thru 910; 3123-012-015, 041; 3123-013-036, 041, 068, 101, 900, 901; 3123-014-900 thru 916; 3123-015-026 thru 028, 030, 033, 035, 900 thru 908; and 3123-016-004, 005, 085, 904 and 905. The project site is not included on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

3. Project Description: The City of Lancaster is proposing to develop the Lancaster Health District Master Plan, which would provide direction for development around the Antelope Valley Hospital over a 20-year period. Mixed-use development is proposed including medical and general offices, retail and commercial uses, housing, and hotel/conference space. The Master Plan would also allow for the construction of a new Antelope Valley Hospital and plant facility along with the relocation of the heliport. As part of the adoption of the Master Plan, the general plan land use designation for the subject property would be changed to Mixed-Use and the zoning changed to Mixed Use – Health District.

Specifically, the Master Plan would allow for the development of 1,600 residential uses; 259,200 sf of hotel uses (180 rooms) and a 70,000 sf conference center; 842,000 sf of commercial/office space; 480,000 sf of continuum of care facilities; 791,000 sf of acute care facilities including replacing the existing hospital with a new 700,000 sf facility (300 beds) with a 12,000 sf plant facility and another 91,000 sf (80 beds) of acute care facilities; 249,800 sf of sub-acute care facilities and a 385,000 sf parking garage with 1,100 parking spaces.

4. Lead Agency: City of Lancaster, 44933 Fern Avenue, Lancaster, CA 93534

5. Applicant: City of Lancaster Development Services Department, Community Development Division

PUBLIC COMMENT regarding the proposed project and/or adequacy of the DEIR will be accepted in writing and will be considered by the City of Lancaster. The period for public review during which the City will receive written comments on the DEIR will begin on December 21, 2020 and ends on February 3, 2021.



